



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND REGULAR MEETING: 19 NOVEMBER 2012
AGENDA ITEM 6b**

BAR Case No. THLP-2012-0105: Repairs to existing siding and trim and removal of one non-original window

Reviewer: Kim K. Del Rance, LEED AP
Address: 212 Edwards Ferry Rd NE
Zoning: R-HD, H-1 Overlay District
Applicant/Owner: Paul Reimers, PR Construction & Development

Site Description: This 1890 frame vernacular house is notable for its flush siding on the front which is a relic of building practices from a century earlier. The sides of the house have weatherboard siding covering all of the additions from over the years. The window of note is located on the east side of the house which is only several feet away from the neighboring brick house. The west elevation is more visible from the street.

Context: Historically known as Market Street when Nicholas Minor laid out Leesburg in 1759, the part east of the bend at Church Street is known as Edward's Ferry Road since the 1970's. The development of this street was denser on the north side of the road, where this house sits. This street has historically contained the town's most important public buildings. In 1853 the Yardley map shows only a few buildings east of Church Street. This house contributes to the architectural and historic character of Leesburg with its scale, size, style and building materials.

Description of Proposal: Applicant requests to close up one window of a side-by-side pair in a modern rear addition and cover with siding to match existing. The windows look into the bathroom and the one to be closed off is directly beside the pedestal sink.

Site Development/Zoning Issues: None.

APPLICABLE GUIDELINES

OHD Design Guidelines:

CH. V GUIDELINES FOR THE PRESERVATION AND MODIFICATION OF EXISTING STRUCTURES: STYLE AND DESIGN

D. WINDOWS

The window sash, frame, and architectural details that surround the window are significant character defining features of many buildings...A historic change in the type or configuration of windows reflects changing architectural tastes over time.

The addition on this historic house has caused changes to the functions inside the house leading to the need to remove this window. This change is typical of not architectural tastes changing, but of the changing needs for the continued use of the building as a functional residence.

STAFF RECOMMENDATION/DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the findings that:

- The window to be closed up is on a non-historic addition which can only be viewed at an extreme angle from the right-of-way down a space between the house next door several feet away.
- The window is not historic, nor is the siding and the removal of the window will not change the historic character of the house.

Staff recommends approval of TLHP-2012-0105 subject to the plans, photographs and materials submitted as part of this application dated October 22, 2012.

DRAFT MOTION

I move that TLHP-2012-0105 be approved subject to the application submitted by Paul Reimers on October 22, 2012 and subject to the findings and conditions of approval as stated in the November 19, 2012 Staff Report (or as amended by the BAR on November 19, 2012).

Historic survey photos:

